

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
May 8, 2013

The Pinellas Planning Council (PPC) met in regular session in the County Commission Assembly Room, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, on this date at 3:02 P.M. with the following members present:

Jim Kennedy, Chairman, City of St. Petersburg Councilmember
David O. Archie, Vice-Chairman, City of Tarpon Springs Mayor
Samuel Henderson, Secretary, City of Gulfport Mayor
John Morroni, Treasurer, County Commissioner
Joe Ayoub, City of Safety Harbor Mayor
Doug Bevis, City of Oldsmar Mayor
Dave Eggers, City of Dunedin Mayor
Doreen Hock-DiPolito, City of Clearwater Councilmember
Joanne “Cookie” Kennedy, City of Indian Rocks Beach Vice-Mayor
Jerry Mullins, City of Pinellas Park Vice-Mayor
Peggy O’Shea, Pinellas County School Board Member
Marvin Shavlan, City of St. Pete Beach Commissioner

Not Present:

Harriet K. Crozier, City of Largo Commissioner

Also Present:

Michael C. Crawford, Interim Executive Director, PPC
Linda Fisher, PPC Staff
Chris Mettler, PPC Staff
Michael Schoderbock, PPC Staff
Carolyn Shoemaker, PPC Staff
David S. Sadowsky, Senior Assistant County Attorney
Other interested individuals
Arlene L. Smitke, Board Reporter, Deputy Clerk

AGENDA

- I. CALL TO ORDER
 - A. Invocation and Pledge
 - B. Identification of Members Present

- II. CONSENT AGENDA
 - A. Minutes of March 13, 2013 Meeting

- B. Financial Statement for April 2013
 - C. CPA Actions – May 2013
 - D. Annexation Report – April 2013
 - E. Preliminary June 2013 Agenda
 - F. Correspondence
- III. PUBLIC HEARING - To begin at 3:00 P.M. or as soon thereafter as agenda permits
- A. Public Hearing Format Announcement and Oath
 - B. Amendments to the Countywide Future Land Use Plan:
 - Subthreshold Amendments
 - 1. Case CW 13-3: City of Safety Harbor
 - Regular Amendments
 - None
- IV. REPORTS/OTHER ACTION
- A. Countywide Plan and Transportation Update (Verbal)
 - *Brad Miller presentation: “Baseline Financial Assumptions for 2014 Ballot Initiative.”
 - B. Annexation Report – Semi-Annual Update FY 2013
 - C. Countywide Plan Map Adjustments – Official Acceptance
 - D. Pinellas Planning Council Newsletter – Draft
 - E. 2013 Legislative Update
- V. EXECUTIVE DIRECTOR ITEMS
- A. PPC/MPO Unification Update – (Verbal)
 - B. Preliminary Annual Budget for FY 14 – Review and Refinement
 - C. Preservation of Industrial Land Discussion
 - D. Verbal Reports
- VI. OTHER COUNCIL BUSINESS
- A. Chairman/Member Items
 - 1. Cancellation of August PPC Meeting
- VII ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:02 P.M. and welcomed those in attendance.

INVOCATION AND PLEDGE

The Invocation was given by Mayor Ayoub, following which he led the Pledge of Allegiance to the Flag.

IDENTIFICATION OF MEMBERS PRESENT

A roll call was taken in which the members introduced themselves.

CONSENT AGENDA - APPROVED

Chairman Kennedy presented the Consent Agenda items, as follows:

- A. Minutes of March 13, 2013 Meeting
- B. Financial Statement for April 2013
- C. Countywide Planning Authority (CPA) Actions – May 2013
- D. Annexation Report – April 2013
- E. Preliminary June 2013 Agenda
- F. Correspondence

Mr. Crawford indicated that additional information pertaining to Item C is included in the supplemental agenda packet; whereupon, Councilmember Hock-DiPolito moved, seconded by Vice-Mayor Mullins and carried, that the Consent Agenda be approved (Vote 12-0).

PUBLIC HEARINGS

- A. Public Hearing Format Announcement and Oath

Upon request by the Chairman, all persons planning to give testimony were duly sworn by the Deputy Clerk.

- B. Amendments to the Countywide Future Land Use Plan

SUBTHRESHOLD AMENDMENT

PUBLIC HEARING: CASE CW 13-3, PROPOSAL BY THE CITY OF SAFETY HARBOR TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL/OFFICE LIMITED (R/OL) TO RESIDENTIAL SUBURBAN (RS) – APPROVED

Pursuant to legal notice published in the April 20, 2013 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 13-3, a proposal by the City of Safety Harbor to amend the Countywide Future Land Use Plan from R/OL to RS, re 2.0 acres m.o.l., located at the northeast corner of McMullen Booth Road and Cedar Street.

May 8, 2013

Mr. Crawford indicated that parcels of less than one acre in size are considered subthreshold amendments; that staff relies on local government input rather than conducting a detailed review; and that a process exists whereby Council members can request that an item be pulled for further review.

Referring to an aerial photograph and the land use map, Mr. Schoderbock pointed out the location of the subject property, noting that the amendment area is part of a 2.6-acre parcel; that it is currently being used for outdoor vehicle storage, a legal nonconforming use that will not change; that the classification was amended from RS to R/OL in April 2010 in conjunction with the approval of a Development Agreement for construction of an office complex, which did not occur; that the City has terminated the Development Agreement and wishes to return the area to its former land use classification; and that the Preservation designation on the 0.6-acre wetland area will remain.

No one appeared in response to the Chairman's call for persons wishing to be heard; whereupon, Chairman Kennedy related that the Planners Advisory Committee had approved the application by a vote of 9-0.

Mayor Bevis moved, seconded by Mayor Eggers and carried, that Case CW 13-3 be approved as recommended by staff (Vote 12-0).

REPORTS AND OTHER ACTION

A. Countywide Plan and Transportation Update (Including Brad Miller Presentation) – Received/Discussed/Accepted Baseline Financial Assumptions for 2014 Ballot Initiative

Pinellas Suncoast Transit Authority (PSTA) Chief Executive Officer Brad Miller indicated that the purpose of his presentation today is threefold, as follows:

- To request that the PPC join the Metropolitan Planning Organization (MPO), the Advisory Committee for Pinellas Transit (ACPT), and the PSTA Board in accepting the Alternatives Analysis Baseline Financial Plan.
- To provide an update on the “Optimal Bus Plan.”
- To provide an update on Greenlight Pinellas Outreach.

May 8, 2013

Referring to a PowerPoint presentation, a copy of which has been filed and made a part of the record, Mr. Miller provided a brief overview of the various transit studies and analyses conducted over the past 30 years, noting that the County Commission voted on February 26, 2013 to place a referendum on the November 2014 ballot. Displaying a copy of the Pinellas Alternatives Analysis Final Summary Report, he indicated that the full report and related documentation, totaling approximately 4,000 pages, are available for public viewing at the website *www.greenlightpinellas.com*. Mr. Miller reviewed the elements and assumptions set forth in the Alternatives Analysis Financial Plan, noting that the plan differs from previous plans in that it calls for elimination of the existing 0.73-mil ad valorem property tax, which would be replaced by a one-percent sales tax, supplemented by increased fare-box revenues as well as state and federal grants. He noted that while the cost of installing a fixed guideway or rail system is very high, the per-passenger cost of operating a rail system is substantially less than that of a bus system.

Referring to the Optimal Bus Plan recently approved by the PSTA, ACPT, and MPO, Mr. Miller displayed a series of maps depicting current bus routes and proposed improvements including replacement of the existing hub system with a high-frequency grid system with streamlined routes designed to increase ridership and reduce overcrowding, noting that the optimal scenario will include a fast, frequent core network with supporting local routes, community shuttles, trolley services, and regional connections, as well as amenities such as exclusive lanes, priority signals, transit stations, and park-and-ride lots. He related that the next steps will be to refine route-level recommendations, respond to alternative revenue scenarios, and continue dialogue with the community.

Mr. Miller related that the PSTA is working with the PPC and MPO to develop Station Area Plan guidelines and scenarios for the 16 locations proposed in the Alternatives Analysis in order to take advantage of opportunities for transit oriented development; and that city planners and employees, land owners, and residents have been participating in charettes to provide input regarding potential land use in the proposed station areas, noting that the objective is not only to increase bus ridership or transit, but to help built-out Pinellas County plan for the future by redeveloping in a way that will grow its economy and create job opportunities.

Mr. Miller indicated that Greenlight Pinellas is a comprehensive transportation plan that includes several components – the Alternatives Analysis, the bus plan, long-term light rail, and land use planning; that there is no way everyone will like every element of the plan, but the purpose of the community outreach is to come up with a plan that the citizens of Pinellas County feel is viable, credible, and sufficiently transparent; one they can understand and will be

May 8, 2013

willing to consider. Noting that the majority of Pinellas County residents are not even aware of the initiative and have no opinion for or against the plan, he stated that the intent of Greenlight Pinellas is to engage in a two-way conversation in order to educate the public and provide answers to their questions; and that the best person to go to the polls in 2014 will be one that is familiar with what is being proposed; whereupon, he suggested various ways the members can participate in the process.

Concluding his presentation, Mr. Miller requested that the members of the Pinellas Planning Council accept the Alternatives Analysis Baseline Financial Plan.

At the request of Chairman Kennedy, Mr. Miller related that, in addition to the outreach effort being conducted via the website and social media, Greenlight Business, Civic, and Government advisory committees will be established in order to gain input and direction from all sectors of Pinellas County; that any member of the public is eligible to join the Business or Civic committee; that the ACPT members will serve as the Government Committee; and that each committee will meet three or four times during the summer to comment on the plan and make recommendations for presentation to the County Commission; whereupon, he invited PPC members to contact him with recommendations for Committee participants.

In response to queries by Mayor Henderson and Commissioner Shavlan, Mr. Miller confirmed that the Greenlight Plan may present an opportunity to re-establish previously abandoned bus routes, such as those in the Gulfport area; that the proposed routes are not set in stone; that the intention is to present a vision for the future of mass transit in the county, and the exact details have not been determined; and that the financial plan and projected operating costs are based on a light rail frequency of 10 minutes during peak periods and 15 minutes during off-peak hours.

Commissioner Morroni inquired as to the time frame for developing the November 2014 ballot language, noting that it will be important for Business and Civic Committee members to understand what they are being asked to support; whereupon, Mr. Miller related that the ACPT and PSTA Board members had expressed concerns with regard to developing the language by committee; that they have asked the County Attorney's Office to take the lead in that regard; that the Hillsborough County language has been provided; and that discussions have already begun.

Mr. Crawford noted that PPC staff will review the Optimal Bus Plan before adoption of the new Countywide Plan to determine how increased bus frequency and the change from a hub to a grid system will affect future land use considerations, including the Areas of

Growth and Stability; that the Land Use Working Group helped determine the densities and intensities of the Station Area Plans and they have already been adopted into the Countywide Rules; and that having a streamlined countywide land use plan will be helpful in the scoring process for obtaining Federal Transit Administration dollars.

Thereupon, Mayor Henderson moved, seconded by Vice-Mayor Cookie Kennedy and carried, that the Council accept the Alternatives Analysis Baseline Financial Plan as presented by Mr. Miller (Vote 12 - 0).

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At this time, 3:48 P.M., Vice-Mayor Mullins left the meeting.

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B. Annexation Report – Semi-Annual Update FY 2013 – Received/Discussed

Referring to a PowerPoint presentation, a copy of which has been filed and made a part of the record, Mr. Schoderbock reviewed Fiscal Year 2013 voluntary annexation statistics, as well as graphs showing acreage and taxable values for petitions reviewed and the percentage of annexations in enclaves for Fiscal Years 2001 through March 31, 2013.

Mr. Schoderbock indicated that an average of 238 acres were annexed annually over the past 12 years at an average taxable value of approximately \$41 million a year; and that during the first half of Fiscal Year 2013, 28.6 acres were annexed at an approximate taxable value of \$4 million; whereupon, he indicated that during the past 12 years, approximately 26 percent of the annexations reduced or eliminated an enclave, but that during Fiscal Year 2013, approximately 41 percent of the annexations reduced or eliminated an enclave.

Thereupon, Mr. Schoderbock stated that all annexations this year have been voluntary, noting that no referendum or non-referendum annexations have occurred; and that the composite annexation report will be presented at next month's meeting.

In response to query by Commissioner Morroni, Mr. Schoderbock agreed to provide additional information related to Fiscal Year 2010 annexations, which may have included a large industrial area at the intersection of Ulmerton and Starkey Roads that was annexed by the City of Largo.

C. Countywide Plan Map Adjustments – Official Acceptance – Received/Accepted/Authorized Transmittal to Countywide Planning Authority for Official Acceptance

Mr. Schoderbock indicated that the Countywide Rules specify a procedure that allows local governments to submit requests for minor Countywide Plan Map boundary adjustments in the categories of Water/Drainage Feature, Preservation, and Recreation/Open Space; and that the adjustments are accepted on a semi-annual basis; that there are ten adjustments from Pinellas County and one from the City of St. Petersburg; and that all are minor in nature; whereupon, he pointed out that the St. Petersburg adjustment was based on a wetland jurisdictional survey, which increased the Industrial Limited Land in Pinellas County by 1.3 acres.

Commissioner Morrone moved, seconded by Mayor Henderson and carried, that the minor plan adjustments be accepted, recommending that they be transmitted to the Countywide Planning Authority for official acceptance (Vote 11-0).

D. Pinellas Planning Council Newsletter – Draft – Authorized Printing and Distribution

Ms. Fisher provided a brief overview of the spring 2013 PPC Newsletter, a copy of which has been filed and made a part of the record. She noted that there have been a number of changes in the Council membership since the last newsletter; that the PPC membership has been moving closer to that of the MPO, with five members now common to both boards; that there is a brief status update regarding the unification process; and that the issue contains a formal welcome to new members and farewell to those who have left.

Thereupon, Councilmember Hock-DiPolito moved, seconded by Mayor Henderson and carried, that the spring 2013 PPC Newsletter be approved for printing and distribution (Vote 11-0).

E. 2013 Legislative Update – Received

Ms. Fisher indicated that the 2013 session of the Florida Legislature ended on May 3; that there was very little growth management legislation this year; that the Community Planning Act of 2011 pared back growth management law fairly substantially; and that the few bills that passed this year clarified various aspects of the 2011 law.

May 8, 2013

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Vice-Mayor Mullins returned to the meeting at 3:56 P.M.

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Referring to a document titled *2013 Legislative Summary*, a copy of which has been filed and made a part of the record, she provided a brief summary of the following bills:

Growth Management

HB 537: Local Referenda – Passed

HB 7019: Development Permits - Passed

SB 786: Comprehensive Plan Amendments – Failed

Economic Development

HB 357: Manufacturing Development - Passed

HB 7007: Sales Tax – Passed

HB 7127: Department of Transportation – Failed

Governance

SB 538: Special Districts - Failed

Ms. Fisher noted that House Bill 7127 was not passed but contained a clause specifying that any county operating under Home Rule Charter shall have its own MPO; that current law provides for one MPO for each urbanized area; that Pinellas, Pasco, and Hillsborough Counties constitute one urbanized area, although they currently have separate MPOs under a special exception; that talks are continuing among the MPOs as to whether to remain separate or create a single regional entity; and that staff will monitor the status of the proposed legislation, as well as that of SB 538, as both issues could have future implications for the PPC.

EXECUTIVE DIRECTOR ITEMS

A. PPC/MPO Unification Update – Received

County Commissioner and MPO Chair Karen Williams Seel reported that the MPO Board had received an update today from Mr. Crawford and MPO Interim Director Sarah Ward; that the members had reviewed revenues and expenses for each entity, organizational

charts, and other information; and that the Countywide Plan update was discussed; whereupon, she indicated that the Executive Director job description and hiring timeline should be completed and everything ready to move forward by the July MPO meeting.

B. Preliminary Annual Budget for FY 14 – Review and Refinement – Received/Discussed

Mr. Crawford stated that the preliminary annual budget is discussed in detail in the Agenda Memorandum; whereupon, he reviewed a chart titled *Tax Revenue Plus Fund Balance @ 0.0125 Mils*, noting fluctuations in budget and revenue amounts from Fiscal Year 2009 through 2015, as projected, and indicating that a significant budget decrease is anticipated in Fiscal Year 2015 as a result of the unification and completion of the Countywide Plan update.

Mr. Crawford related that 2010 projections had anticipated the need for a millage increase in Fiscal Year 2013; that the Council was able to hold off for one year, but an increase will be necessary for Fiscal Year 2014; and that he had proposed a rate of 0.0145 at last month's meeting; however, the projected budget deficit has increased slightly to \$102,000 due to a rent set-aside from the fund balance, as recommended by the auditor, resulting in the current requested Fiscal Year 2014 millage rate of 0.0155. Mr. Crawford indicated that the present millage rate of 0.0125 amounts to \$1.21 per year for the average household; and that the requested rate would increase the amount to approximately \$1.50 per year.

Referring to the PPC/MPO unification, Mr. Crawford indicated that the members have previously discussed the possibility of the PPC paying the MPO's required "10% local match"; that discussions are ongoing with the County to determine if it would be feasible and allowed under the Special Act; and that, if approved by the Council, the contribution would amount to approximately \$120,000, which would require an additional millage increase to approximately 0.0185 mils, or an additional 25 cents per household.

Mayor Archie referred to the Property Appraiser's estimate of a 2.5-percent increase in taxable values for Fiscal Year 2014 and inquired as to what would happen if that does not occur; whereupon, Mr. Crawford indicated that he does not anticipate the need to increase the PPC millage beyond 0.0155 mils, noting that the existing fund balance should be sufficient to cover any shortfall.

Thereupon, Mr. Crawford indicated that he will present the preliminary budget to the County Commission in a work session tomorrow; that he will bring back any changes to the Council for review and approval; and that the final budget will be presented to the Commission for approval at a public hearing in September.

C. Preservation of Industrial Land Discussion – Received/Discussed/Provided Direction

Referring to Case CW 13-2, a Safety Harbor map amendment that the PPC approved with an 8 - 5 vote at its last meeting, Mr. Crawford related that the Board of County Commissioners, sitting as the Countywide Planning Authority (CPA), heard the case yesterday and, following a lengthy discussion regarding preserving industrial land, had unanimously denied the map amendment request. He related that following the vote, the BCC requested that staff from the County Planning Department, Economic Development, and the PPC get together to clarify the issue and to develop policies to stop the erosion of industrial land; whereupon, he pointed out that after approving the amendment, the PPC members had directed staff to schedule a discussion on the preservation of industrial land.

Mr. Mettler reviewed the issues and provided background information associated with the preservation of industrial land. He referenced and discussed a graphic from Pinellas by Design, PPC Resolution No. 06-3, BCC Resolution No. 06-55, the Industrial Land Study approved in 2008, and a graphic showing the trends relating to industrial land, copies of which have been filed and made a part of the record. He related that Pinellas County is almost built out and has a dwindling supply of land, with a limited number of both small and large industrial parcels; and that there is pressure to redevelop industrial parcels with residential and retail uses, which tend to return a higher profit to landowners and developers, but have a lesser beneficial economic impact on the County in terms of salaries and taxes.

Mr. Mettler indicated that staff has looked at the trends regarding industrial land and found that there was an overall loss of 312 acres between 2000 and 2012, although between 2007 and 2012 there was a net gain of 81 acres. He indicated that the PPC and the Economic Development staff are exploring possible ways to retain industrial land, including working together to identify properties that need to be preserved and having applicants meet with them early on in the map amendment process.

Mr. Mettler stated that the PPC staff is currently updating the Countywide Plan, as required per the new Special Act, with the view of revising the industrial use definitions on the basis of impacts to surrounding uses in order to provide greater flexibility to employers and to establish central corridors and districts, including a target employment district; but in light of the recent BCC directions, it might be advisable to address the industrial land issue prior to adoption of a new Plan.

May 8, 2013

Thereupon, Mr. Mettler suggested that the Council consider the following options: (1) maintain PPC Resolution No. 06-3 in its current form, (2) amend PPC Resolution No. 06-3 to prioritize the factors to preserve industrial land, (3) amend the Countywide Rules by incorporating the criteria set forth in PPC Resolution No. 06-3, BCC Resolution No. 06-55, and the Industrial Land Study, (4) and formalize the concept of having applicants meet with PPC and Economic Development staff early on in the Map amendment process and having staffs work more closely together to identify industrial properties that need to be retained. Mr. Crawford provided input, noting that the Airco golf course property provided a spike in the amount of industrial land available; whereupon, he stated that staff would like more clarity in order to provide municipalities better direction on the issue.

Economic Development Director Mike Meidel referred to a graph referenced by Mr. Mettler, and emphasized that without inclusion of the 188 acres at the Airco site, the county would have had a net loss of industrial property during that time period, noting that the Great Recession also contributed to keeping the loss at a minimum. He indicated that, informally, it has become part of the process that developers consult with Economic Development before requesting land amendments.

Mr. Meidel stated that the whole purpose of doing economic development is to bring new money into the local economy. He related that gradually, over time, money leaks out of the county because every time something is purchased that was not made here, part of that money goes elsewhere; that nine out of ten businesses consume the local "pie," eat what is already here, and just transfer dollars among themselves, noting that, at best, only one out of ten businesses actually brings new money into the county. Mr. Meidel indicated that the job of Economic Development is to make sure that that one out of ten business stays here, continues to expand, adds jobs, and adds sales so that new money is coming into the county and to also attract the types of new businesses that bring value to the area, noting that there has been a gradual erosion in the ability to locate that type of customer.

Mr. Meidel indicated that to attract new business, industrial land must be available and what must be avoided is to let portions of assembled industrial properties be siphoned off. He related that industrial land creates some of the cheapest rents (\$6 to \$8 a square foot compared to \$20 a square foot for an apartment or prime retail space, and \$18 a square foot for Class A office); and that since most of the industrial land is already assembled, it is the cheapest land in the county, which makes it very favorable to developers of other uses, noting that assembling the land is a very drawn-out process and can be prohibitively expensive. He stated that there will always be a plethora of owners or developers coming before the PPC to change the land use, as a vote of approval means more money in their pocket; and that due to the

May 8, 2013

abundance of mixed uses in the county, any good land use attorney for almost any property can argue that whatever land use change they are seeking can be found across the street or within a half mile of the site.

Mr. Meidel discussed the industrial land still available, stating that there are only two 100-acre parcels left, the Toy Town and Airco properties, both of which have redevelopment issues, and about a dozen parcels of 20 acres or more. He indicated that since most of the industrial land accrued has issues, he and the PPC staff have been discussing how to redevelop the industrial parks or individual property in a way that can make someone money and still retain an industrial use.

Mr. Meidel stated that industrial property is a countywide resource that needs to be preserved, just like environmental lands, as there will not be any more available; that the County government must decide how much industrial land is needed to maintain the economy, preserve what is now available, and make strategic purchases and assemble more land, noting that the City of St. Petersburg has land assembly programs that the County government can learn from and build upon; and that one idea being explored is that when value is created for an owner or developer by a land use change, the County capture that value as a fee and use that money to assemble more industrial land.

Mr. Crawford provided input, stating that when a land use amendment for industrial property is approved, it sends a ripple effect throughout the county as to what is acceptable and having the effect of driving up the price of land; and that there needs to be a reasonable balance, with some industrial land use changes continuing to be considered; whereupon, Commissioner Morroni discussed the Safety Harbor case, and stated that each case needs to be looked at individually.

During discussion, comments and questions by the members included:

Hock-DiPolito Need to find creative ways for developers to work with the County and municipalities to offset the loss of industrial property, and Mr. Meidel discussed the difficulties and the always-changing real estate cycles.

Requested that the PPC staff continue to involve the Pinellas Advisory Committee (PAC) as part of the process, and Mr. Crawford confirmed the PAC would continue to make recommendations.

Cookie Kennedy Referenced a former use designated Planned Unit Development (PUD) and suggested it be considered again, and Mr. Crawford indicated that the PUD is similar to the new Planned Redevelopment category.

Agreed with Commissioner Morroni that each case needs to be looked at separately.

Ayoub Requested that Mr. Meidel clarify his statement that it might be too late to save the Safety Harbor parcel. Mr. Meidel explained how the Safety Harbor parcel has been eroded over time, noting that it would be difficult to pull the Fermeich property and the parcel across the street back together.

Asked if there comes a time to give up on an Industrial designation for certain parcels and, if so, what would be Mr. Meidel's recommendation for a timeline. Mr. Meidel indicated that the parcels are in private hands and an owner can hold the property, market it not as industrial, but as mixed use, and take his chance on receiving a huge profit; that a solution needs to be found for the County to incentivize the owner to keep the parcel industrial, knowing that the economy will slowly erode if industrial land is not protected; that he understands that there is a fine line between holding back the cities while at the same time not corrupting the future of the county; and that he could not recommend setting a timeline as a policy, because it would just be setting a target date for the property owner to wait out.

Asked if a process could be developed to signal to the municipalities beforehand when an exception might be made for a parcel to be re-designated because it cannot be sold as industrial. Mr. Crawford suggested that when a municipality has such a property, it engage the PPC and Economic Development staff early in the process in order to find the best solution so the cities are not surprised when a land use change request is denied at the PPC or CPA level.

- Archie Indicated that he would appreciate knowledge of what is acceptable for re-designation and what it not, asked for better guidance to the cities before they expend a lot of energy and effort on a project, said there needs to be more working together and cooperation. Mr. Meidel pointed out the need for a proactive solution on a broader scale that would allow for looking at cases individually and a concerted effort at the countywide level to identify industrial parks that can be redeveloped.
- Mullins Questioned if there would be legal ramifications should the Council approve a land use change and then subsequently deny a similar request. Attorney Sadowsky advised that there would be no liability as these are legislative decisions and there is a lot of discretion on land use decisions, and Mr. Crawford added that the decisions must be based on the case and not arbitrary.
- Henderson Discussed the Brownfield process, noting it is expensive and competitive. Agreed with Mayor Ayoub's suggestion about having criteria a municipality can consider before submitting a case. Suggested having a model resolution asking for incentives at the local level to be added into the Brownfield program, and Mr. Crawford added input regarding funding that might become available.
- Eggers Concurred with Mr. Meidel's suggestion to develop a fee process for developers or owners who wish to exchange land use designations from industrial to something else. Pointed out need for definition of "industrial" land and just what it constitutes. Stated support for looking at each project individually, but questioned what criteria are being used.
- Morrone Agreed with importance of having criteria for industrial land. Referenced 3-2 split vote at City level on Safety Harbor case, and suggested cities need to have more agreement in the neighborhoods and clear up any issues before the cases are brought before the PPC and the CPA, as they need to know that the change is acceptable to the community.

- Shavlan Asked how much redevelopment or development of industrial land has occurred in Pinellas County in the last 10 or 20 years? Mr. Meidel stated that there has been considerable success; that Pinellas County has the second largest manufacturing base in the State of Florida, with 30,000 people working in manufacturing alone, and referenced properties, noting that a lot of the targeted industries are not truly industrial, such as high end value added wholesale warehouse operations.
- Suggested that PPC approve the staff recommendation to amend Resolution No. 06-3 and to prioritize the factors and use those factors to help make decisions, which would allow cities to know upfront what the chances would be for changing an Industrial designation.
- Ayoub Disagreed with Commissioner Morroni re split votes at the municipal level in the Safety Harbor case, noting that the citizens objected to traffic issues and compatibility, yet the CPA denied the request based on preserving industrial land.
- Agreed on importance of having clear set of criteria for industrial land.
- Bevis Thinks PPC decisions probably should be made based on information, facts, and criteria, not on vote at municipal level. Realizes there is a problem that needs to be corrected.
- O'Shea Discussed Transit Oriented Development Task Force and type of land use needed by targeted industries. Mr. Meidel indicated that the Industrial Land Study identified and quantified exactly what is needed: 4,000 acres of industrial land and 50,000 additional high-wage primary industry jobs, whether office or industrial.
- Chairman Kennedy Said decisions made to change industrial land may be easy, but not always best decision in the long run. Said municipalities and County government should develop strong policy protecting industrial lands.

Suggested decisions involving industrial land should not be made on case-by-case basis, as apartment buildings will win every time because of the immediate tax dollars.

Concerned about precedent that would be set by providing incentives and the message that would be sent to the development community that holding on to property could prompt land use change.

Discussed City of St. Petersburg using capital improvement budget money to buy industrial lands and putting parcels together that are inviting to industry; suggested might be appropriate for County government to consider that a priority.

Discussed Brownfields and how the County and municipalities could find ways to either buy the land or help private sector to find out whether property is clean and whether Brownfield designation would be feasible.

Thinks the PPC public hearing process should be a tough hurdle to get over because, ultimately, if land is continued to be given away or passes given to private developers, industrial land will disappear. Mr. Meidel concurred wholeheartedly, noting that the St. Petersburg Planning and Economic Development departments are one and the same, and the County is moving in that direction.

Mr. Crawford summarized the conversation, noting that the members are asking for more regulatory predictability and clarity and for staff to bring back a resolution that will be in effect until the Countywide Plan is updated. Mayors Archie and Eggers suggested that the discussion continue at a later date; whereupon, following discussion, Chairman Kennedy directed that the item be added to the July agenda and all municipalities be notified that industrial land discussions are being held.

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Councilmember Hock-DiPolito left the meeting at 4:42 P.M. Mayors Bevis and Ayoub left at 5:17 and 5:21 P.M., respectively.

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May 8, 2013

D. Verbal Reports – None

OTHER COUNCIL BUSINESS

A. Chairman/Member Items

1. Cancellation of August PPC Meeting – Meeting Cancelled

Mayor Archie moved, seconded by Mayor Henderson and carried, that the August 2013 PPC meeting be cancelled (Vote 9 - 0).

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:28 P.M.

Chairman